

State Picks Beacon for Rivers and Estuaries Center

By Robert Wills, GIS Coordinator

Governor Pataki recently announced the selection of Beacon as the future site of the Rivers and Estuaries Center on the Hudson, an international research institution with hundreds of employees and over \$100 million in planned construction costs. Beacon was one of three sites in Dutchess County submitted for consideration by County Executive William R. Steinhaus, the Dyson Foundation and the Coordinating Committee. The Dutchess County Department of Planning and Development assembled bids for two strong contenders, the former Hudson River Psychiatric Center Riverfront and the Beacon Riverfront. The County's intense creative effort was rewarded after a suspenseful wait for the decision of the Governor, who selected from the 21 nominations for sites from New York City to Troy.

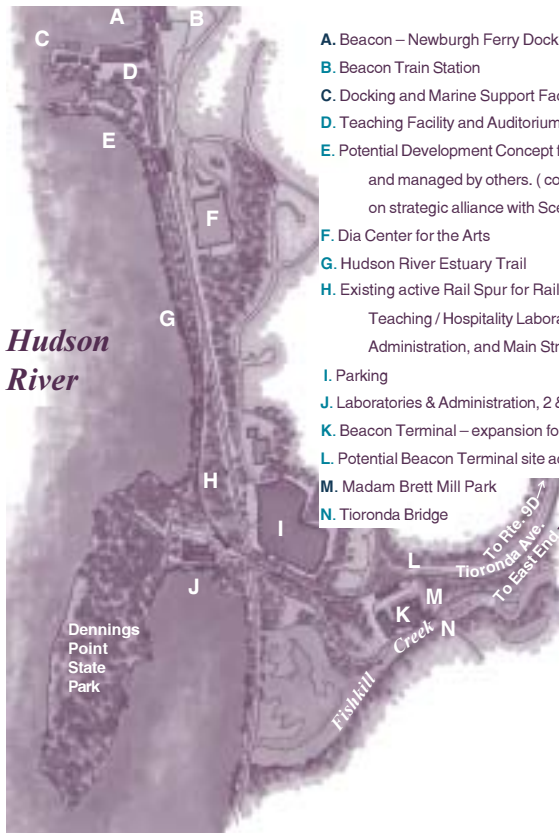
What makes the Beacon Riverfront such an appealing site? Excellent access by train, close proximity to the interstate



County Executive Steinhaus, Beacon Mayor Clara Lou Gould, Scenic Hudson President Ned Sullivan and others listen as Governor Pataki announces the City of Beacon as the site of the new Rivers and Estuaries Center.

highway system, connection to a significant estuarine habitat at the mouth of the Fishkill Creek and unsurpassed scenic beauty. Anyone who has had the opportunity to stand at the foot of the Dennings Point peninsula and look south toward Storm King and Breakneck Ridge realizes that such a beautiful vista could not be disregarded. The challenge was to creatively assemble a number of Beacon properties that together would exceed all the siting criteria.

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- A. Beacon – Newburgh Ferry Dock
- B. Beacon Train Station
- C. Docking and Marine Support Facility
- D. Teaching Facility and Auditorium – 1 & 2 Story, 42,000 s.f.
- E. Potential Development Concept for Hospitality Center owned and managed by others. (components C, D, and E rely on strategic alliance with Scenic Hudson)
- F. Dia Center for the Arts
- G. Hudson River Estuary Trail
- H. Existing active Rail Spur for Rail / Trolley link between Teaching / Hospitality Laboratories, Administration, and Main Street's "East End"
- I. Parking
- J. Laboratories & Administration, 2 & 3 story; 150,000 s.f. potential buildable area
- K. Beacon Terminal – expansion for Administrative Function and Dormitories
- L. Potential Beacon Terminal site access from Rt. 9D on improved Tioronda Avenue
- M. Madam Brett Mill Park
- N. Tioronda Bridge

Beacon Riverfront - Rivers and Estuaries Center Conceptual Site Plan

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Listening Rock Farm

By Roger Akeley, Commissioner

Listening Rock Farm, the former Wassaic Developmental Center, was purchased by Allan Shope in 2000. Since then he has begun to develop the site as a business enterprise focusing on sustainable energy and farm-related businesses. His vision includes hands-on environmental education experiences for children and significant redevelopment of the 450 acres.

Shope and the farm's Manager, Mark Doyle, have ambitious plans for the property, including a small winery and orchard, cheese production, development of custom-made wood products, an environmental educational program, a sustainable forestry and lumber products enterprise, a renewable energy program and a moderately-scaled bio-diesel manufacturing plant which would use organic oil sources and animal fats.

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The renovated long barn at Listening Rock Farm will be available for banquets, concerts, lectures and educational activities.

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Three sites in particular were suited to accommodate components of the Rivers and Estuaries Center: Beacon Landing, owned by Scenic Hudson, planned to be the site for an eco-friendly hotel and conference facility, could provide some space for visitor's accommodations; Dennings Point State Park, an undeveloped state park with a former factory site, has potential for redevelopment as administrative headquarters and laboratories; and two City of Beacon properties could be used for parking and deepwater river access.

Although the individual sites are in close proximity, circulation between them became an issue. Luckily, a new section of the Hudson River Greenway Trail, developed in cooperation with Central Hudson, has been designed to link Scenic Hudson's Beacon Landing property with Madame Brett Park, passing directly by Dennings Point. Also, an underutilized rail spur that has potential as a trolley route connects Beacon Landing, Dennings Point and the rejuvenated East End of Beacon's Main Street. Construction of the trail is about to begin, as is a study of the trolley's feasibility; both will contribute to the energy conservation goals that play an integral part of the Rivers and Estuaries Center's mission.

State Spokesperson John Cronin said the strategic partnerships fostered between the State, County, City, not-for-profit groups and private interests contributed to the decision of the Governor's selection committee. Dutchess County Government will take a proactive role to support these relationships through the grand opening of the Rivers and Estuaries Center and beyond.

PLAN ON IT STAFF

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PLAN ON IT is a publication of the Dutchess County Department of Planning and Development in conjunction with the Dutchess County Planning Federation. PLAN ON IT brings local, regional and state planning news to over 1600 individuals and organizations. If you would like to be added to our mailing list or wish to share your views on planning, write to Editor, PLAN ON IT, 27 High Street, 2nd Floor, Poughkeepsie, N.Y. 12601, or phone (845) 486-3600. PLAN ON IT is also posted on our website at www.dutchessny.gov.

"Listening Rock Farm" continued from page 1

All of the plans Shope and Doyle develop are made with respect for the land and ecological systems; they hope to make the community aware of innovative agricultural and energy methods. Possibilities even include development of a local electrical power production company.

Also, the County Executive has worked with the Empire Zone Board to designate this property as an Empire Zone, based on a vision of significant new business and



County Executive Steinhaus and a delegation of economic development officials tour the farm with owner Allan Shope.



Farm manager Mark Doyle with the resident cows.

Survey Shows Significant Rent Increases in 2002

By Anne Saylor, Housing Coordinator

The 2002 Rental Housing Survey has been released by the Dutchess County Department of Planning and Development. This survey, which has been conducted by the Department for the past 22 years, covers four types of rental housing: apartment complexes of 20 units or more, multi-family rental housing, condominiums and homes for rent, and subsidized housing.

This year's survey shows that the rental housing market in Dutchess County is increasingly tight. Rents have increased between 5% and 11%, and the number of vacancies remains limited. The overall vacancy rate in the 7,508 apartment complex units covered by the survey was 1.6%. Only 121 units were reported as vacant. A 5% vacancy rate is considered a healthy rate by housing experts.

Average apartment complex rents have increased significantly over the past

opportunities east of the Taconic Parkway. Designation as an Empire Zone provides tax incentives and credits to businesses that move into the Zone, encouraging further growth in the area.

year, with one and two-bedroom units, which make up 91% of the units, increasing 7% and 5.8%, respectively. The average one-bedroom rent increased \$55, from \$781 in 2001 to \$836 in 2002. The two-bedroom rent increased \$54, from \$933 in 2001 to \$987 in 2002.

The multi-family housing section shows a similar trend. The average rents for one and two-bedroom units increased 8% and 11.2%, respectively. The average one-bedroom rent increased \$56, from \$699 in 2001 to \$755 in 2002, while the average two-bedroom rent increased \$97, from \$865 in 2001 to \$962 in 2002.

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*"Survey Shows Significant Rent Increases"
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The number of multi-family units covered in the survey, which includes the units listed in the classified sections of the Poughkeepsie Journal, Taconic Newspapers and the Pennysaver during the survey period, totaled 258. This is 77 units more than last year's low of 181, but significantly less than the number of units available in the mid-nineties, when almost 400 units were found during the period covered by the survey.

The condominiums and homes for rent section of the survey showed similar rent increases to the apartment complex and multi-family rental housing. As with previous years, the subsidized housing section shows that all subsidized housing is fully

occupied with waiting lists ranging from 3 months to 2 years.

The survey also calculated the annual income needed to afford the average Dutchess County rents, using the U.S. Department of Housing and Urban Development standard that a household should pay no more than 30% of their gross income for housing, including utilities:

Unit Sizes	Annual Income Needed
Apartment Complexes	
1-bedroom	\$33,440
2-bedroom	\$39,480
Multi-Family Units	
1-bedroom	\$30,200
2-bedroom	\$38,480

While the income levels noted above may not be difficult for two-income families to attain, they are difficult for senior citizens, single-income families, single-parent families and entry-level employees. In addition, although two-income families are better able to afford these rents than the groups noted above, these rents consume such a large portion of their income that it is difficult for them to save money for the downpayment and closing costs associated with the purchase of a home.

The 2002 Rental Housing Survey is available on the Dutchess County website: <http://www.dutchessny.gov/publica.html>. Hard copies are available for \$3.00 (plus postage if mailed) by calling (845) 486-3600. 🌳

Awards Dinner Honors Dutchess County's Best

By Lynette Thorne, DCPF Program Coordinator

On January 30th, more than 100 people representing local businesses, agencies and at least 23 Dutchess County municipalities turned out for the Dutchess County Planning Federation's Third Annual Awards Dinner at the Casperkill Country Club in Poughkeepsie. Keynote speaker Michael DiTullo, President and CEO of Mid-Hudson Pattern for Progress, discussed the role of Pattern for Progress in the economic future of Dutchess County as part of the Hudson Valley Region.

Federation President Neil Wilson presented Dutchess County Planning Federation Awards to the Village of Fishkill Planning Board and building owners Kim and John Lawrence for the restoration of the historic Union House Building on Main Street;



The 2003 Dutchess County Planning Federation Award Winners. Village.

the City of Poughkeepsie Planning Board and owner Hudson River Housing for the redevelopment of historic Harlow Row near Soldier's Fountain on Little Market Street; and the Village of Tivoli and Crawford & Associates Engineering for the redevelopment of the Four Corners Intersection located in the center of the



County Executive William R. Steinhaus with Keynote Speaker Michael DiTullo.

County Executive William R. Steinhaus presented Dutchess County Greenway Awards to the NYS Department of Transportation for their median landscaping projects on Route 55 and Route 9 in the Town of Poughkeepsie, and to MTA Metro North for the restoration and construction of the Poughkeepsie Railroad Station and Parking Structure. County Executive Steinhaus also recognized the five Dutchess County communities that joined the Greenway Compact in the past year: the Towns of East Fishkill, Hyde Park and Wappinger, the City of Poughkeepsie, and the Village of Red Hook, bringing the total number of municipalities that have joined to 23 out of 30, plus the County.

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A special award was presented to past treasurer Michael Frazier for two decades of service to the Planning Federation. The business portion of the dinner included the Treasurer's Report and the election of new Planning Federation board members Ray Dezendorf and Michael McCormack.

The 2003 Dutchess County Planning Federation Board of Directors

Neil A. Wilson, President - C/Poughkeepsie ZBA Chair

Scott Craft, Vice President - T/Pleasant Valley Planning Board

Stephen J. Allen, Treasurer - T/Hyde Park Planning Board Chair

Marcy Appell - T/Red Hook Planning Board Chair

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Catherine Fenn - V/Millerton Planning Board Chair

Peggy Kelland - T/Poughkeepsie ZBA

Michael McCormack - T/Clinton Planning Board Chair

Brad Roeller - V/Millbrook Planning Board Chair 🌳



County Executive Steinhaus with representatives from the newest Greenway Compact communities: Supervisor Peter Idema, East Fishkill; Planning Board Chair Jay Trapp, Village of Red Hook; Planning Board Chair Graham Jones, City of Poughkeepsie; Supervisor Joseph Ruggiero, Wappinger; Supervisor Pompey Delafield, Hyde Park.

Project to Map Central Water and Sewer Systems Announced

By William R. Steinhaus, Dutchess County Executive

In line with my administration's high priority on planning and managing water and sewer infrastructure to enhance quality of life and provide opportunities for economic development, on April 25, Thomas LeGrand, Chairman of the Dutchess County Water and Wastewater Authority (DCWWA) and I announced a cooperative project to map central water and sewer systems in Dutchess County.

It has been the policy of my administration to work closely with local municipalities in order to maintain strong communities and guide development. One of the best planning tools we have available in the County is computerized mapping capabilities through our developing Geographic Information System (GIS). By working with the Departments of Health

and Planning and Development, DCWWA can make use of this tool and develop long-term plans. Paper maps rapidly become out of date. With GIS technology, the capability exists to provide an accurate visualization of the water and sewer infrastructure in the County. The data can be related to other "layers" such as aerial photos, property boundaries and water resources features, allowing for exceptional planning and analysis for the Authority, the County and the municipalities.

Executive Director of DCWWA, Scott Chase, has plans for the Authority to collect information from owners and operators of some 85 water and sewer systems throughout the County on their systems and provide this information to local municipalities. The data can then be used

More Go Outside County for Employment

By Mark DeBald, Planner

The perception that more and more of our residents commute to jobs outside the county got some backing when the Census Bureau released the latest commuter flow data.

According to the Census, just 69% (88,963) of all employed county residents (128,437) actually work in Dutchess County. This is a decrease from the 1990 figure of 77% (96,070). Of the 39,474 residents who commute outside of Dutchess County, 14,903 (38%) commute to Westchester County and 5,798 (15%) commute to New York City. In particular, some communities in southern Dutchess retain higher than average rates of residents working outside the County. These include the Town and Village of Pawling (59% and 58% respectively), and the Towns of East Fishkill and Beekman (52% and 50% respectively). One plausible explanation for the outflow of workers involves the draw of higher salaries in the immediate New York City metro area; though other areas such as Orange, Putnam, and Ulster Counties, and even Connecticut, also provide significant numbers of jobs to Dutchess residents.

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for water and sewer system planning and water resource management purposes.

I am pleased to work with the Authority to facilitate cooperative efforts such as these; and I am confident that by working together and taking advantage of the new GIS technology, a much more accurate and sophisticated system will emerge. 🌸



False Rue Anemone
(*Isopyrum biternatum*)

The out migration of workers points to a trend in which higher paying jobs down south enable residents to buy more for their money in Dutchess County. When compared to Westchester, housing costs in Dutchess are much more reasonable. This fact, complemented by convenient transportation connections, has increased the demand for housing in the County. In turn, this high demand has fueled the rapid appreciation of local housing costs. Regardless of the reasons why, the influx of new residents will increase the demand for public services and require the use of planning techniques that promote sustainable growth.

Equally intriguing is what the Census tells us about the origins of the people working in Dutchess County. Of the 114,354 people who work in the County, 88,963 (78%) reside in Dutchess – a 7% drop from 1990. The remaining workers come from neighboring areas such as Ulster County with 10,685 (9%), Orange County with 5,160 (5%), and Columbia County with 2,042 (2%). When compared to 1990 Census data, the most notable differences from 2000 include an 8% decrease from Orange County and a 7% increase from Ulster County. Other areas such as Putnam County, Westchester County and New York City each supply only 1% of our workforce. Also of note is the decrease in the number of people who work within the County as a whole. According to the 2000 Census, 114,354 worked in the County, which is a 5% drop from the 1990 number of 120,905.

Overall, these latest workflow figures are evidence of a change in the general regional economy, with Dutchess County becoming a more favored place to live, and its residents becoming a more important component of the regional workforce. 🌳

**Table 1 - Where do Dutchess County Residents Go to Earn a Living?
Dutchess County Residents - Dutchess County to Workplace
County Flows, 2000 vs. 1990**

Workplace Location	2000		1990		Change 1990-2000	
	#	%	#	%	#	%
Dutchess County	88,963	69%	96,070	77%	-7,107	-7%
Columbia County	617	0%	361	0%	256	71%
Orange County	3,828	3%	2,287	2%	1,541	67%
Putnam County	4,494	3%	3,135	3%	1,359	43%
Ulster County	3,430	3%	3,821	3%	-391	-10%
Westchester County	14,903	12%	11,270	9%	3,633	32%
New York City Counties	5,798	5%	3,975	3%	1,823	46%
Other New York Counties	1,548	1%	1,230	1%	318	26%
Connecticut	3,834	3%	2,589	2%	1,245	48%
New Jersey	473	0%	480	0%	-7	-1%
Other Out of State	549	0%	156	0%	393	252%
TOTAL	128,437		125,374		3,063	2%

Source: U.S. Census Bureau

**Table 2 - Which Places Supply Workers to Dutchess County?
Dutchess County Workers - Residence County to Workplace
(Dutchess) County Flows, 2000 vs. 1990**

Residence Location	2000		1990		Change 1990-2000	
	#	%	#	%	#	%
Dutchess County	88,963	78%	96,070	79%	-7,107	-7%
Columbia County	2,042	2%	1,990	2%	52	3%
Orange County	5,160	5%	5,634	5%	-474	-8%
Putnam County	1,508	1%	1,466	1%	42	3%
Ulster County	10,685	9%	9,971	8%	714	7%
Westchester County	1,288	1%	1,125	1%	163	14%
New York City Counties	876	1%	837	1%	39	5%
Other New York Counties	1,822	2%	1,998	2%	-176	-9%
Connecticut	1,255	1%	1,370	1%	-115	-8%
New Jersey	244	0%	221	0%	23	10%
Other Out of State	511	0%	223	0%	288	129%
TOTAL	114,354		120,905		-6,551	-5%

Source: U.S. Census Bureau

Dutchess County Department Planning and Development announces:

Digital Zoning Maps!

Dutchess County Department of Planning and Development has begun development of a GIS data layer representing the current zoning in each municipality in the County. We will be contacting officials from each municipality in the near future with the details of this project.

Paddle Event Promotes Access to the Hudson River

By Lynette Thorne, Planner

This summer, the Great Hudson River Paddle 2003 (GHRP) will take place between Albany and New York City from July 3 to July 12. The third annual GHRP will consist of a core group of about 36 paddlers and guides who will make the entire 145-mile trip, paddling 8 to 20 miles per day and camping overnight. Day paddles will be arranged by local outfitters to join the core group along the way, and festivals will be held at each pre-arranged stop. The GHRP, which is organized by the Hudson River Watertrail Association and sponsored by the Hudson River Valley Greenway, the New York State Office of Parks, Recreation and Historic Preservation, and the New York State Department of Environmental Conservation, will celebrate and promote the Hudson River Greenway Water Trail and the diversity and heritage of the riverside communities.

The Hudson River Greenway Water Trail was established by Governor George Pataki when, in celebration of Earth Day 2001, he announced a \$1 million grant to the Hudson River Greenway Communities Council to establish the water trail from Battery Park in Saratoga County to Battery Park in Manhattan. The Governor has participated in the last two Great Hudson River Paddles.

The purpose of the water trail is to enhance access to the Hudson River by providing launch sites on both sides of the river at least every ten miles, with camping and restroom facilities available at some sites. The water trail will be designed to accommodate both day users and boaters who want to travel longer distances—perhaps the entire river or beyond. The Governor's matching grant program is available for potential launch sites along the river that will become part of the water trail system. The grant money may be used to fund improvements such as parking, restrooms, drinking water or the creation of camp or launch sites.

To date, more than 60 access points have been established on both sides of the Hudson River shoreline along the 156-mile water trail. Most sites will soon be marked with a flag that will identify it as a



Indian Kill Marina / Norrie Point State Park in the Town of Hyde Park – one of the designated Hudson River Greenway Water Trail launch sites.

designated access point for the trail, and a kiosk with information about the site, the area and the water trail system. Several of the sites will be available for camping.

So far in Dutchess County, nine sites have been designated as part of the Hudson River Greenway Water Trail. Three of those sites have been awarded money through the State's matching grant program: Rhinecliff Slate Dock received \$15,000 which will be used for a boat launch, two new docks, a gazebo, benches, stoves and a bike rack; the

DeLaval Site in the City of Poughkeepsie received \$5,000 for design and engineering services for the construction of a boat launch; and Reese Park in the Village of Wappingers Falls received \$15,000 for potable water and restroom facilities.


To find out how to join the Great Hudson River Paddle 2003, visit www.hrwa.org. For more information about having a site designated for the Hudson River Greenway Water Trail or the matching grant program, visit www.hudsongreenway.state.ny.us. 

Photo credit: Hudson River Valley Greenway Council



The first Hudson River Greenway Water Trail Kiosk has just been installed at Peebles Island State Park in Waterford, NY.

"Many Voices, One Valley" – Priorities for the Hudson Valley

By Lindsay Carille, Planner

The Dyson Foundation and the Marist College Institute for Public Opinion have examined the future priorities for the Mid-Hudson region in order to understand how members of the Hudson Valley community view the area in which they live. The report was based on a survey of 3,882 residents (830 in Dutchess) and 245 community leaders (63 in Dutchess), and included the counties of Dutchess, Columbia, Greene, Orange, Putnam and Ulster. Community leaders included government and elected officials, heads of major institutions, prominent members of the media and business executives. This article concentrates on Dutchess County and how we compare to the regional responses.

In general, Dutchess County mirrors the overall age and household size of the Hudson Valley. There are also many similarities in the way Dutchess County residents and the rest of the Hudson

Valley area view the issues addressed in the report. Dutchess County residents and community leaders both rate their community highly. Ninety-two percent (92%) of our residents and 98% of our community leaders rate their community as a good to excellent place to live, as compared to 88% of Hudson Valley residents and 96% of Hudson Valley leaders. The majority of community leaders in both Dutchess County and the Hudson Valley believe that decision-makers see things the same way the public does, while 48% of Dutchess residents and 50% of Hudson Valley residents feel that the decision-makers in their community do **not** see things the same way the public does. The report does note that this is not unique to the Hudson Valley. In a national survey, 52% of Americans felt that most officials in Washington do not represent what a majority of the public wants, in contrast to the 85% of policy-makers who felt that they do understand what the public wants.

Although residents think the decision-makers see things differently, 68% of both Dutchess County and Hudson Valley residents think that the public's views do count at least a fair amount in decisions that are made in their community.

Priorities

The survey also asked participants to rank a number of issues according to their importance. As the following table shows, the residents have some different priorities than the community leaders, but everyone agrees that the top two issues are "keeping businesses in the area" and "improving the public schools." The biggest difference of opinion between Dutchess County residents and Dutchess community leaders is on the issue of "affordable housing." The community leaders rank this as #5 on the list of priorities, while residents put this as #13.

Top 5 Priorities:

Priorities	Dutchess residents	Dutchess leaders	Hudson Valley residents	Hudson Valley leaders
Keeping businesses in the area	#1	#1	#1	#1
Improving the quality of the public schools	2	2	2	2
Making health care more affordable	3	4	3	4
Providing services for senior citizens	4	8	4	8
Creating more jobs	5	3	5	3
Increasing the amount of affordable housing	13	5	13	10
Making health insurance easier to get	6	7	6	5

The full survey can be accessed at the Dyson Foundation website (<http://www.dysonfoundation.org>), the Marist College Institute for Public Opinion website (<http://www.maristpoll.marist.edu>) or by calling the Dyson Foundation at (845) 677-0644. 🌳

Photo credit : Jennifer E. Norris, Red Hook Village Green Committee

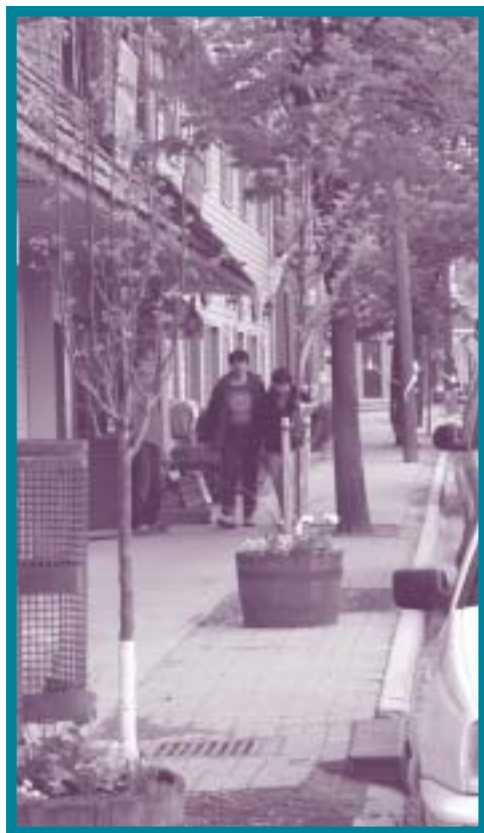


A Picture Is Worth A Thousand Words.....

The Village of Red Hook is becoming greener. Thanks to the Village Green Committee, 23 trees have been planted in public spaces throughout the Village since last fall. Village Green was formed by a group of citizens and business people who became concerned about the loss of street trees in the Village. With support (and some funding) from the Village Board, Village Green's mission is to replace trees that are removed due to old age or disease, and to plant additional trees and landscaping in public places to help beautify the Village.

The National Arbor Day Foundation recently accepted the Village's application to become a Tree City USA, making it the fourth such municipality in Dutchess County, along with the Cities of Poughkeepsie and Beacon and the Village of Millbrook. The Village

Board also passed a law implementing a community forestry program, which establishes funding and guidelines for the planting, maintenance and replacement of Village trees. Being a Tree City, the Village of Red Hook is eligible for financial and informational assistance for its community forestry program. For more information please visit www.redhooknyvillage.org/villagegreen.



PLAN ON IT

A Dutchess County Planning Federation Newsletter

Dutchess County Planning Federation
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